

SMOKEY HOLLOW SUBDIVISION S-40-2016



0 245 490 Feet

Zoning: **IX-12**
CAC: **North Central**
Drainage Basin: **Pigeon House**
Acreage: **1.25**
Number of Lots: **2**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant: **Kane Realty Corp.**
Phone: **919-369-4096**





Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

Case File / Name: S-40-16 / Smokey Hollow Subdivision

General Location: Located on the east side of North West Street at the intersection with North Harrington Street, inside the city limits.

CAC: Wade

Nature of Case: The dedication of right-of-way for an extension of West Johnson Street, resulting in the bisecting of a 1.24 acre lot zoned Industrial Mixed Use (IX-12) into two parcels of 0.13 and 0.65 acres size.

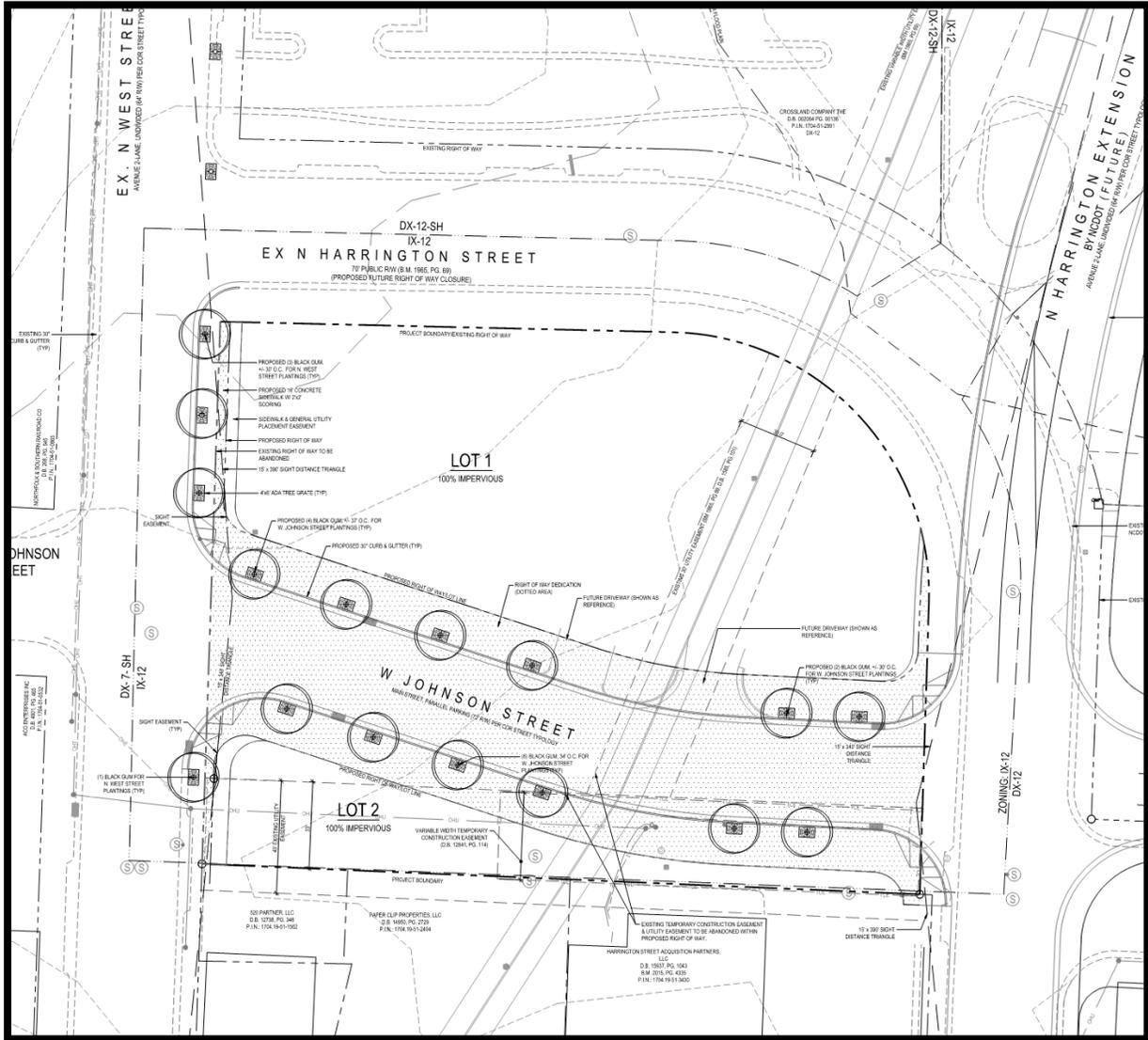
Contact: David Brown, Withers & Ravenel

Design Adjustment: A design adjustment was approved for relief of streetscape improvements along North Harrington Street because plans call for future closure of that section of right-of-way.

Administrative Alternate: NA



Location Map



S-40-16 / Subdivision Layout

SUBJECT: S-40-16 / Smokey Hollow Subdivision

CROSS-REFERENCE: SR-53-16 – Administrative site review for development of this tract; currently in review

LOCATION: Located on the east side of North West Street at the intersection with North Harrington Street., inside the city limits.

PIN: 1704512665

REQUEST: The dedication of right-of-way for an extension West Johnson Street, resulting in the bisecting of a 1.24 acre lot into two parcels zoned Industrial Mixed Use (IX-12).

OFFICIAL ACTION: **Approval with conditions**

CONDITIONS OF APPROVAL:

Prior to issuance of a grading permit for the site:

- (1) That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to Planning Department authorization to record lots:

- (2) That Infrastructure Construction Plans are approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan;
- (3) That a demolition permit be issued and this building permit number be shown on all maps for recording;
- (4) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on both North West Street and West Johnson Street is paid to the Public Works Department;
- (5) That 73' of the required right-of-way for the proposed or existing street is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to lot recordation;
- (6) That a 5' General Utility Placement Easement for a portion of North Harrington Street is dedicated as shown on the preliminary plan and shown on all plats for recording;
- (7) That the Development Services Department approve a public sidewalk easement for any portion of the public sidewalk along North Harrington Street located within private property;

Prior to issuance of certificates of occupancy after building permit issuance:

- (8) That in accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowen (S. Barlow)
Date: 9-9-16

Staff Coordinator: Meade Bradshaw

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 8/12/16 owned by WK Smokey Hollow, LLC, submitted by Withers & Ravenel.

ZONING:

ZONING DISTRICTS: Industrial Mixed Use12 (IX-12)

TREE CONSERVATION: Site is exempt from tree conservation per UDO Section 9.1.2.

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET PLAN MAP:

Street Name	Designation	Exist R/W	Required R/W	Existin g street (b to b)	Propose d street (b to b)	Slope Easeme nt
North West Street	Avenue 2-Lane, Undivided	60'	½-64'	41' B-B	N/A	N/A
North Harrington Street	Avenue 2-Lane, Undivided	60'-70'	N/A	N/A	N/A	N/A
West Johnson Street	Main Street, Parallel Parking	N/A	73'	N/A	41' B-B	N/A

TRANSIT: This site is presently not served by the existing transit system.

COMPREHENSIVE PLAN: This site is located in the North Central Citizen Advisory Council in an area designated as Central business District.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size for an open lot in Industrial Mixed Use zoning district is 5,000 square feet. The minimum lot width in this zoning district is 50 feet. Lots in this development conform to these minimum standards.

PUBLIC UTILITIES: City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site.

SOLID WASTE: Solid Waste services will be determined with site plan approval.

BLOCKS / LOTS / ACCESS: Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

STREETSCAPE TYPE: The applicable streetscape is Main Street. Construction of a 16' sidewalk, 4' x 6' tree grates, and trees planted 40' on center along both North Harrington Street and West Johnson Street are the standard. However, a design adjustment to relieve the requirements along Harrington Street has been approved.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A 16' sidewalk is required along both sides of West Johnson Street and along the site's frontage of North West Street. However, a design adjustment to relieve the requirements along Harrington Street has been approved.

FLOOD HAZARD: There are no flood hazard areas on this site.

**STORMWATER
MANAGEMENT:**

This site is exempt from stormwater management requirements per UDO 9.2.2.A.4.

**WETLANDS
/ RIPARIAN
BUFFERS:**

No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES:

On new street is being proposed with this development, but no new name is required. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

**OTHER
REGULATIONS:**

Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.



Engineering Services Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Engineering Services Director may consult with the heads of other City departments regarding the review of the request. The Engineering Services Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name Smokey Hollow Subdivision	Date Completed Application Received: 8/25/16
	Case Number: S-40-2016	Transaction Number: 477955

DEPARTMENT RESPONSE/RECOMMENDATION	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/>	Dev. Services Planner:		<input type="checkbox"/>
<input type="checkbox"/>	Dev. Services Eng:		<input type="checkbox"/>	Transportation:
<input checked="" type="checkbox"/>	Engineering Services:	Cadell hall <i>Cadell Hall</i>	<input type="checkbox"/>	PRCR:
<p>Staff supports the Design Adjustment for not constructing improvements on the existing N Harrington St. The right-of-way will be abandoned and recombined during a later phase of the project. Staff also supports the variable width General Utility Placement Easement.</p>				

Development Services Director or Designee Action:

Approve Approval with Conditions Deny

[Signature] _____ *2/3/16*
 Authorized Signature Date

*The Engineering Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

CONDITIONS FOR APPROVAL	
--------------------------------	--



Planning & Development

**Public Works
Transportation Field Services**
One Exchange Plaza
Suite 300
Raleigh, NC 27602
www.raleighnc.gov

Public Works Design Adjustment Application

The purpose of this request is to seek a design adjustment from the Public Works Director for a specific project only and if granted may be given with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 of the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sections 8.3.6 and 8.4.1.E of the UDO.

Project	Project Name SMOKEY HOLLOW SUBDIVISION	
	Case Number S-40-2016	Transaction Number 477955

Owner	Name KANE REALTY CORPORATION	
	Address 4321 LASSITER AT NORTHS HILLS AVENUE	City RALEIGH
	State NORTH CAROLINA Zip Code 27609	Phone 919-833-7755

Applicant	Name DAVID BROWN	Firm WITHERSRAVENEL
	Address 131 1/2 SOUTH WILMINGTON STREET	City RALEIGH
	State NORTH CAROLINA Zip Code 27601	Phone 919-535-5201

***Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, or Contractor)**

Design Adjustment Request	Code Section Referenced UDO CHAPTER 8.0; SECTIONS 8.3.8.5 UDO CHAPTER 7.0 ; SECTION 7.2.4.B
	Justification <p>THE REQUEST FOR DESIGN ADJUSTMENT TO NOT CONSTRUCT IMPROVEMENTS AND PROVIDE STREET PLANTINGS ALONG THE NORTHEN-MOST BLOCK OF N. HARRINGTON STREET IS BASED UPON THE FOLLOWING:</p> <p>1. THE PROPOSED SUBDIVISION INCLUDES THE ABANDONMENT OF RIGHT-OF-WWAY FOR A PORTION OF N. HARRINGTON STREET.</p> <p>THE ROW ABANDONMENT WILL BE TIED TO DEDICATION OF NEW W. JOHNSON STREET, WHICH WILL REPLACE THE FUNCTION OF N. HARRINGTON STREET.</p>

*Please include any additional supportive documents (Plan sheets, aerials, etc.) along with this application. It is the applicant's responsibility to provide all pertinent information required for consideration.

By signing this document I hereby acknowledge the information on this application is accurate to the best of my knowledge.

David F. Brown
Owner/Owner's Representative Signature

2016-08-24
Date

DEBORAH S WESTBROOK
NOTARY PUBLIC
WAKE COUNTY, NC
My Commission Expires **09-11-2016**

In witness whereof, the parties signed have executed this document on this date.

Deborah S. Westbrook
Notary Signature

9-11-2016
Date

SUNSET DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 9-9-2019

Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City. and submit them to the Development Plans Review Center for approval.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

**FACILITY FEES
REIMBURSEMENT:**

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Public Works Department for street construction; by the first working day in November and May each year.